

Draft
Interim Land Use Plan

September 27, 2006

A proposed interim land use approach for Harvard's land holdings in Allston based on immediate and future needs for the development of the Master Plan.

Impetus for the Plan

- The BRA at the urging of the neighborhood has requested an Interim Use Planning Process be included in the Phase 1A IMP Amendment
- Managing internal and external requests for permanent and swing space
- Provide guidelines to Harvard Real Estate for leasing properties



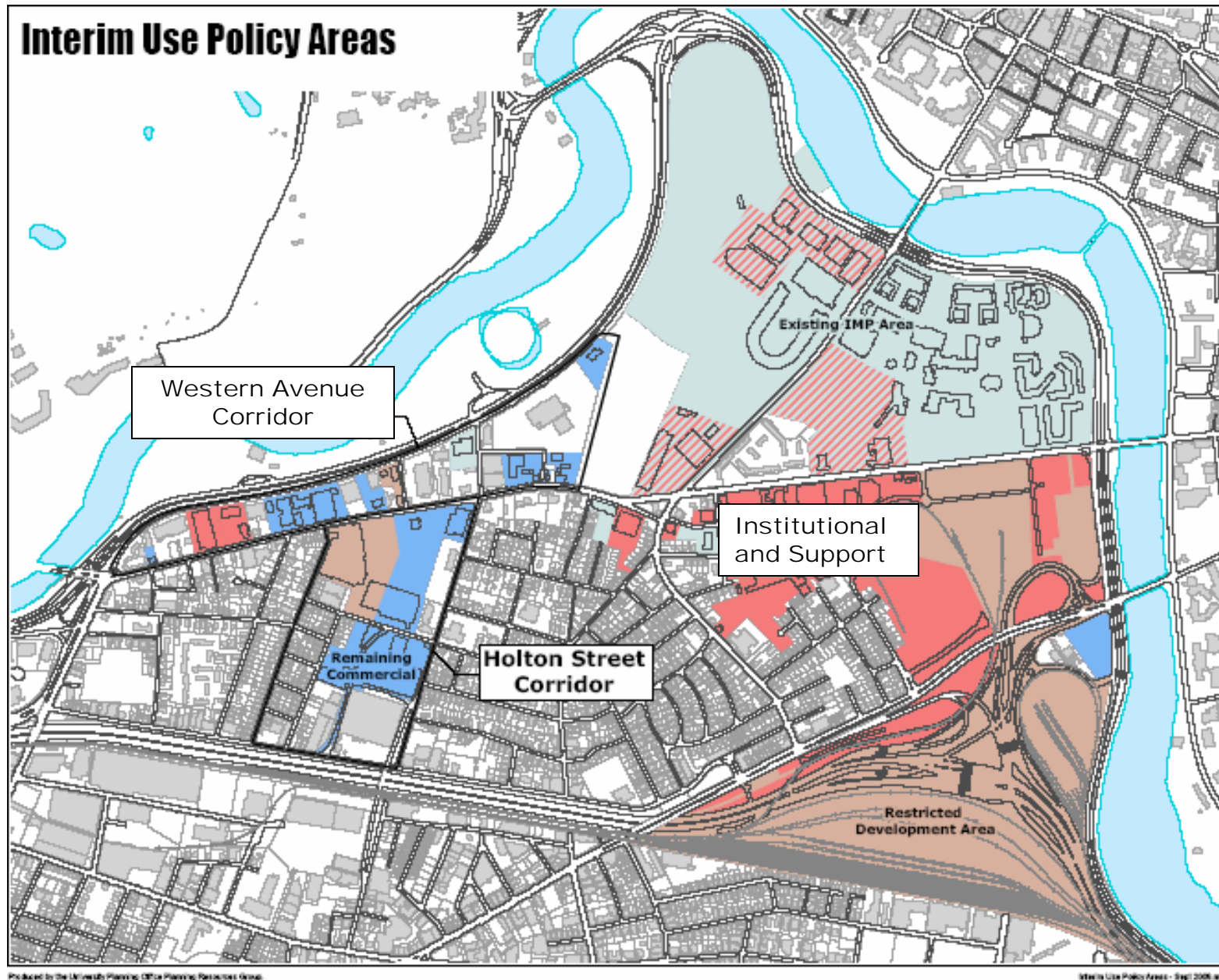
University Planning Office

September 20, 2006

- Harvard owns 354 acres of land in North Allston
- Approx. 122 acres are currently designated for institutional use
- Approx. 90 acres in CSX easement
- Approx. 1.2 million square feet in commercial portfolio
 - Approx. 50% vacancy

Issue Areas Addressed in Plan

- Flexibility for implementation of Phase 1A and Phase 1 development
- Creation of a leasing policy for Western Avenue corridor and Holton St. properties
- Property maintenance and improvement



Areas Based on Assessment of Land Needs

- East of Barry's Corner
 - Will be constrained by construction needs
 - Desire the most flexibility
 - Timing of construction
- Western Avenue Corridor and Holton Street
 - Least constrained
 - No current plans for land

Interim Land Use Policy

- Types of uses by area
- Lease lengths
- Property Assessment
 - Environmental
 - Demolitions
- Immediate Improvements
 - Minor improvements
 - Fencing
 - Landscape
- Partnerships with BRA
 - Mainstreets
 - Lifetech, other

Interim Land Use Policy Western Avenue Corridor

- **Leasing length: 5+ years**
- **Interim uses:**
 - 1st floor: e.g. bakery, bookstore, garden shop, local owned business, daycare, arts
 - Upper floors: offices
- **Property Assessment (identify select buildings that need significant investment to be rented for possible demolition)**
- **Implement improvements to property:**
 - Landscaping, removal of fencing, allowing installation of windows on Western Ave.

Interim Land Use Policy Holton Street

- **Leasing length:** up to 5 years
- **Interim uses:** e.g. retail, artists studios, small local businesses (industrial), 55 Antwerp and 108 Holton St have limited windows and access.
- **Property Assessment**
- **Implement improvements to property:**
 - Landscaping, removal or replacement of fencing, allow installation of windows.

Immediate Physical Improvements to Properties

- Identified as an early action item until tenants can be found.
- Three primary improvement areas:
 - General clean up, painting, maintenance
 - Fencing
 - Landscaping

General Clean Up

- Initial list of improvement requests will largely be taken care of by late September/October



Fencing

- Fencing that is not required will be removed.
- Fencing that is required will follow a design standard.



Landscape

- Hire landscape architect to develop interim landscape proposal.



Proposed Schedule and Budget for Immediate Improvements

- **Schedule**
 - Fall 2006: General maintenance, painting, fence removal,
 - Fall '06/Winter 07' fence replacement
 - Spring 2007: landscape improvements, demolition